

# AGENDA



Thursday, July 27, 2006

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**Zoning Ordinances / Restrictive Covenants  
(HEARINGS CLOSED)  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 111**

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**Subject:** C14-05-0125 - 515 Post Road - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 515 Post Road (East Bouldin Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district zoning. First reading approved on June 22, 2006. Vote: 7-0. Applicant: River City Engineering (Pay Lackey). Agent: David Holt. City Staff: Robert Heil, 974-2330.

**Additional Backup  
Material**

(click to open)

- [Staff report](#)
- [Ordinance](#)

**For More Information:** Robert Heil, 974-2330

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## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0125 (515 Post Road)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 515 Post Road (East Bouldin Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district zoning.

DEPARTMENT COMMENTS:

The site is a single family home located behind an existing office building in a single family style structure. The intent of the applicant is to renovate the structure, while still keeping its residential appearance and scale, to be able to use it as additional office space.

A private restrictive covenant has been drafted between the neighborhood and applicant to address neighborhood concerns about the compatibility of the project by limiting new or redevelopment on the site.

The Dawson Neighborhood Plan calls for commercial uses to limited to lots to the corridors of South Congress Ave and South First Street. The Dawson Neighborhood FLUM, recently recommended by Planning Commission, calls for office-mixed use on the site..

APPLICANT/AGENT: David Holt.

OWNER: River City Engineering (Pay Lackey).

DATE OF FIRST READING: 6/22/06 Approved staff's recommendation of NO-MU-CO-NP on first reading. (7-0 vote).

PLANNING COMMISSION ACTION: 6/13/06 Approved staff's recommendation of NO-MU-CO-NP (*Vote 7-0, Galindo & Sullivan off dias*).

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0125

**PC. DATE:** January 24, 2006  
February 28, 2006  
May 23, 2006  
June 13, 2006

**ADDRESS:** 515 Post Road

**OWNER/APPLICANT:** River City Engineering (Pat Lackey)

**AGENT:** David Holt

**ZONING FROM:** SF-3-NP      **TO:** NO-MU-CO-NP

**AREA:** 0.171 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to approval the request to NO-MU-CO-NP. The conditional overlay would limit total daily vehicle trips to less than 2000 per day.

**PLANNING COMMISSION RECOMMENDATION:**

**January 24, 2006:** Postponed until February 28, 2006

**February 28, 2006:** Postponed until May 23, 2006 at the request of staff.

**January 24, 2006:** Postponed until June 13, 2006, at the request of staff

**June 13, 2006:** Approved staff's recommendation of NO-MU-CO-NP (*Vote 7-0, Galindo & Sullivan off dias*).

**DEPARTMENT COMMENTS:**

The site is a single family home located behind an existing office building in a single family style structure. The intent of the applicant is to renovate the structure, while still keeping its residential appearance and scale, to be able to use it as additional office space.

A private restrictive covenant has been drafted between the neighborhood and applicant to address neighborhood concerns about the compatibility of the project by limiting new or redevelopment on the site.

The Dawson Neighborhood Plan calls for commercial uses to limited to lots to the corridors of South Congress Ave and South First Street. The Dawson Neighborhood FLUM, recently recommended by Planning Commission, calls for office-mixed use on the site..

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	Single Family Home
<i>North</i>	SF-3-NP	Church
<i>South</i>	SF-3-NP	Single Family Home
<i>East</i>	SF-3-NP	Single Family Home
<i>West</i>	LO-NP	Engineering Office

**AREA STUDY:** The site falls within the Dawson Neighborhood Plan. The Dawson Future Land Use map calls for office-mixed use on the site.

**TIA:** Not Required

**WATERSHED:** East Bouldin Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**REGISTERED COMMUNITY ORGANIZATIONS:**

- Dawson Neighborhood Association
- Terrell Lane Interceptor Association
- Barton Springs/Edwards Aquifer Conservation District
- South Central Coalition
- Austin Neighborhoods Council
- Galindo Elementary Neighborhood Association
- Dawson Neighborhood Planning Team

**SCHOOLS:**

- Dawson Elementary School
- Fulmore Middle School
- Travis High School

**ABUTTING STREETS:**

<b>NAME</b>	<b>ROW</b>	<b>PAVEMENT</b>	<b>CLASSIFICATION</b>
Post Road	50'	30'	Local

- There are existing sidewalks along S. 1<sup>st</sup> Street.
- Capital Metro bus service is available along S. 1st. St. (Route #10)
- No additional right-of-way is needed at this time.

C14-05-0125

**CITY COUNCIL DATE:    ACTION:**

**June 22, 2006:**                      **Approved NO-MU-CO-NP on 1<sup>st</sup> reading (7-0)**

**July 27, 2006:**

**ORDINANCE READINGS:**        **1<sup>st</sup>      6/22/06      2<sup>nd</sup>                      3<sup>rd</sup>**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R. HEIL</p>	<p><b>ZONING</b></p> <p>CASE #: NPA-06-0001.01</p> <p>ADDRESS: 515 POST ROAD DR</p> <p>SUBJECT AREA (acres): 0.170</p>	<p>DATE: 06-03</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>H19</p>
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## **SUMMARY STAFF RECOMMENDATION**

The Staff recommendation is to approval the request to NO-MU-CO-NP. The conditional overlay would limit total daily vehicle trips to less than 2000 per day.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. The proposed zoning should be consistent with adopted neighborhood plans.*

The Dawson Neighborhood Plan calls for commercial uses to limited to lots to the corridors of South Congress Ave and South First Street. The Dawson Neighborhood FLUM calls for this site to be office-mixed use.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is currently a single family home. No plans have been suggested to change the footprint of the building.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the East Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for commercial development and/or redevelopment.

### **Transportation**

No additional right-of-way is needed at this time. Additional right-of-way may be required as the site is developed.

The trip generation under the requested zoning is estimated to be 80 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Although the estimated number of trips falls below the threshold of 2000 vehicle trips per day, the neighborhood and applicant agreed to a conditional overlay to limit the number of trips to no more than 2000.

Capital Metro bus service is available along South 1<sup>st</sup> Street within ¼ mile of the subject property.

There are existing sidewalks along Post Road.

**Existing Street Characteristics:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Post Road	50'	30'	Local

There are existing sidewalks and Capital Metro bus service along S. 1st. St. No additional right-of-way is needed at this time.

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.

**Site Plan**

This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing SF-3-NP zoned property to the north, south, east and west, and would be subject to the following requirements:

The site is subject to compatibility standards. Along the north, south, east and west property line, the following standards apply:

- No structure may be built within 25 feet of the property line.

C14-05-0125

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

**DRAFT**

515 Post Road:  
Neighborhood and Staff  
recommend that the land  
use designation for this lot  
to OFFICE MIXED-USE.

	10 Agriculture
	50 Rural Residential
	100 Single-family
	111 Higher-Density Single Family
	113 Mobile Homes
	130 Mixed Residential
	200 Multi-family
	300 Commercial
	330 Mixed Use
	335 High Density Mixed Use
	350 Warehouse/Limited Office
	400 Office
	430 Mixed Use/Office
	490 Major Planned Development
	500 Industry
	560 Major Impact Facility
	600 Civic
	700 Open Space
	750 Environmental Conservation
	800 Transportation
	870 Utilities
	940 Water

**DRAFT**

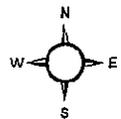
**DRAFT**

# Dawson Neighborhood Future Land Use Map

**DRAFT**



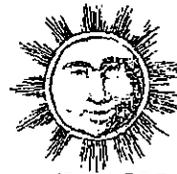
City of Austin  
Neighborhood Planning and Zoning Department  
Map Created February 28, 2006



0 250 500 1,000 1,500  
Feet

# Dawson Neighborhood News

The Newsletter of the Dawson Neighborhood Association



June/July 2006

## NEIGHBORHOOD PLAN UPDATE

Per the minutes of the April 10, 2006, meeting published in this newsletter, the Dawson Neighborhood Plan Team (DNPT) voted to accept the proposed zoning change for 515 Post Rd. (River City Engineering) from SF3-NP (Family Residence-Neighborhood Plan) to NO-MU-CO-NP (Neighborhood Office-Mixed Use Combing District-Conditional Overlay-Neighborhood Plan). This approval is contingent on the property owners entering into a private restrictive covenant that guarantees the current scale and character of the existing structure and conveys with the property. The covenant is to be signed by the property owners and recorded at the Travis County Clerk's office. At the same meeting the DNPT rejected the proposed text amendment to the Dawson Neighborhood Plan. The zoning change (case #C8-05-0125) as well as the approved Dawson Future Land Use Map will be coming before the Planning Commission on June 13, 2006. The Planning Commission meeting begins at 6 p.m. and is in the City Council Chamber at City Hall. *Submitted by Cynthia Medlin*

www.dawsonneighborhood.com

### Next DNA Meeting

Monday, June 12, 2006  
6:30 – 8:30 p.m.

South Austin Multipurpose  
Center  
2508 Durwood

#### AGENDA

1. Approval of Minutes
2. Community Events
3. Old Business: Update on Transmission Line along Alpine Rd.
4. New Business: (a) Appraisal Protests – Guest Speaker: Jim Jackson, Broker & President of Capitol Area Realty; (b) Balance in Dawson's NEF Account (\$1,195.03) designated for Gillis Park; (c) Appointing a new Community Development Commission representative; (d) Newsletter changing hands
5. Current Issues in the Neighborhood
6. Adjourn DNA Meeting

#### DNA Planning Team Meeting

1. Old Business
2. New Business
3. Adjourn DNA Planning Team Meeting

Next Meeting – August 14, 2006

### City Council Hearing for Proposed Neighborhood Plan Amendments to the Dawson

Neighborhood Plan: June 22<sup>nd</sup> at 4 p.m. at Austin City Hall 301 W 2<sup>nd</sup> Street  
For questions regarding amending the Dawson Neighborhood Plan, please call Mark Walters, Neighborhood Planning And Zoning Department, at 974-7695, between 8 a.m. and 5 p.m. weekdays

## RECENT BURGLARIES

On the afternoon of Friday, May 19, 2006, three houses were burglarized in our neighborhood. Although the police have not released all of the addresses, one burglary occurred on Cumberland and another at 2405 Forest Ave.

Brian D. Maxwell, age 28, was arrested following the Cumberland burglary. He escaped from police and jumped from the Congress Avenue Bridge at 6 p.m. on May 19. According to news reports, he attempted to swim away, with a handcuff on one wrist. He was more securely apprehended shortly thereafter.

Brian Maxwell is a slender white male. He has short dark hair and had large sideburns at the time of his mug shot. We do not the status of his sentencing at this time. However, the prosecutor is Jason Knutsen. He can be reached at 854-9400 if you have any information for him. *Submitted by Ken Gray*

### E-mail list

To join the DNA listserv and receive neighborhood news by e-mail, send an e-mail message to:

[DawsonNeighborhood-subscribe@yahoogroups.com](mailto:DawsonNeighborhood-subscribe@yahoogroups.com)

or go to:

[groups.yahoo.com/group/DawsonNeighborhood](http://groups.yahoo.com/group/DawsonNeighborhood)

and follow the instructions to join. Once you are a member, you can receive and post messages to the list.

If you have a problem subscribing, e-mail Cynthia Riley at [cynthia78704@yahoo.com](mailto:cynthia78704@yahoo.com).



This issue of the newsletter brought to you by your neighbors

suzanne macgillivray and cynthia riley | turner residential | 512.415.5616 | fx 512.473.9933

## IN MEMORY

The Dawson Neighborhood has lost a long-time resident and man of great community spirit and activism. Mr. Jesse Rivera, a.k.a. "The Mayor of Wilson Street," passed away suddenly after a brief illness on March 30, 2006, at the age of 58. For many years Mr. Rivera operated his business Austin Auto Works at 3500 South Congress Ave. After retiring, he devoted much time to his home and family and keeping a close eye on the neighborhood. Always concerned about speeding traffic, dangerous intersections, and property crimes, Mr. Rivera was not shy about calling the city to express his concerns. His watchfulness prevented much mischief. His warm smile, cheerful hello, and friendly wave are greatly missed. His lovely wife, Frances Rivera, continues to reside on Wilson St. He is also survived by his daughter, two sons, their spouses, seven grandchildren, five sisters, three brothers and many other extended family members. *Submitted by Cynthia Medlin*

### Dawson Neighborhood Draft Minutes – April 10, 2006

#### Approval of Minutes

The February 13, 2006, minutes were approved as written in the DNA newsletter.

#### Community Events

1. The 3rd annual clean up of East Bouldin Creek went well! Thanks to our many donors who provided sustenance and prizes.
2. The DNA potluck in Gillis Park was proposed for June 18th. Cynthia M. moved and Myron seconded that an ad hoc committee check out the park and plan the party.

#### New Business

1. Wendi Broden, etc., of Austin Energy presented plans for the Alpine Road Transmission Lines. She was able to answer most neighbors' questions and she will provide Myron with answers to the rest of our questions.

#### Issues in the Neighborhood

1. Chuck discussed his concerns about the property on Cumberland between the SBC building and the corner store on S. Congress. No action taken other than to suggest he call the city to remove inoperable vehicles.
2. Marty H. suggested we invite FEMA to the next meeting to talk to us about the new flood plain maps, which are available on the City of Austin (COA) and the DNA Web sites.
3. Many neighbors brought up concerns about the need for traffic calming. Attendees suggested that the best way to deal with this issue is to speak out at City Council meetings when bond elections take place.

THE NEXT DNA MEETING WILL BE HELD AT THE MULTIPURPOSE CENTER ON JUNE 12, 2006 AT 6:30 PM.

### Dawson Neighborhood Planning Team Draft Minutes – April 10, 2006

1. Vertical Mixed Use: Cynthia M. moved and Maggie seconded that we send a letter to Adam Smith with the COA stating that the need to opt out does not apply to the DNA because we chose a Mixed Use infill option rather than a VMU district. 17 ayes, 1 abstention.
2. Zoning Change Requested for 515 Post Road: Mr. Holt returned to the DNAPT with both a restrictive covenant and language for a plan amendment\*.
  - a. Zoning Change with Restrictive Covenant: Ginger moved and Myron seconded to accept the zoning change from SF-3 to NO-MU-CO-NP with the Restrictive Covenant as presented. 11 ayes, 4 nays, 2 abstentions.
  - b. Plan Amendment: Martin B. moved and Maggie seconded that we do not accept the change to the plan text. 15 ayes, 1 nays, 1 abstention. The 515 Post Road zoning change will now go to the Planning Commission. Jerome suggested that city staff sit down with both parties to work it out. Mr. Guernsey will be contacted.

*Meeting adjourned.*

\*The DNPT president and secretary have copies of these documents.



## CALL FOR NEWSLETTER ARTICLES

Do you have some news you'd like to share? Submit an article to the DNA Newsletter. Here are some guidelines:

- Article must be received at least 2 & ½ weeks before the next DNA meeting. (The schedule is at [www.dawsonneighborhood.com](http://www.dawsonneighborhood.com).)
- Submit via e-mail as an MS Word attachment to [shanna\\_laura@yahoo.com](mailto:shanna_laura@yahoo.com), with "Dawson newsletter article" as the subject line.
- Your article may be shortened, edited, omitted, and/or included in a later edition.
- Contact Shanna Howard for more info at 512-239-1939.

**Declaration of Restrictive Covenants**

Date: \_\_\_\_\_, 2006

Declarant: Patrick A Lackey and wife, Barbara B. Lackey

Declarant's Mailing Address: 515 Post Road Drive  
Austin, Travis County, Texas 78704

Property: Lot 2, Block B, WILLIAMSON SUBDIVISION, Section 2, a subdivision in Austin Travis County, Texas according to a map or plat thereof of record in Book 7, Page 179 of the Plat Records of Travis County, Texas and locally known as 515 Post Road Drive, Austin, Texas 78704.

Restricted Uses of the Property: Declarant shall not:

1. Violate any zoning ordinances applicable to the Property specifically including by way of example but not limitation any restrictions on signage. Notwithstanding the foregoing, even if signs are allowed on the Property in accordance with applicable zoning ordinances, Declarant shall not place any signs on or about the Property which relate to any business activities which may be allowed to be conducted on the Property.
2. Remodel the Property in a manner that will increase the total square footage of the existing improvements located on the Property specifically including by way of example but not limitation (a) increasing the square footage outside the existing boundaries of the improvements and (b) increasing the square footage by building or remodeling above the ground level of the improvements.
3. Change the residential character of the improvements even if the improvements are destroyed by fire or other casualty.

**Recitals**

Declarant is in the process of seeking a zoning change for the Property. In connection therewith, Declarant recognizes the interests of the Dawson Neighborhood Association ("DNA") in preserving the character and quality of the Dawson neighborhood as expressed in the Dawson Neighborhood Plan dated August 1998 and as amended from time to time thereafter. It is the intention of Declarant to impose the restrictions on the Property set forth herein for the purpose

of securing DNA's approval and consent to Declarant's zoning change request, but even absent such consent by DNA, Declarant is willing to impose these restrictions for the purpose of securing governmental approval for Declarant's change in zoning request. In connection with this Declaration, Declarant acknowledges that the existing footprint of the improvements located on the Property totals approximately 1,138 square feet based on the survey prepared by B&G Surveying, Inc. dated September 18, 2002 (the "Survey") and that all existing improvements on the Property are shown on the Survey of the Property a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

### **Declarations**

1. *Restrictions on Use of Property.* No portion of the Property may be used in violation of the Restricted Uses of the Property for the period beginning on the date of this Declaration and continuing perpetually thereafter.
2. *Amendment and Termination.* This Declaration may not be amended or terminated in whole or in part at any time except by application to a Court of competent jurisdiction.
3. *Covenants Running with the Land.* Declarant acknowledges that the provisions of this Declaration will be deemed to be covenants running with the land.
4. *Binding Effect.* This Declaration shall be binding on all subsequent owners of the Property.
5. *Choice of Law.* This Declaration will be construed under the laws of the State of Texas, without regard to choice-of-law rules in any jurisdiction. Venue shall be in the county in which the Property is located.
6. *Severability.* If any provision in this Declaration is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the Declaration, the unenforceability will not affect any other provision of this Declaration, and this Declaration will be construed as if the unenforceable provision had never been a part of the agreement.
7. *Number and Gender.* The use of the singular will be deemed to mean the plural, the masculine to mean the feminine or neuter, and the neuter to mean the masculine or feminine when context requires.
8. *Captions.* Captions used in this Declaration are for convenience only and will not be considered as a limitation on or an expansion of the terms of the Declaration.
9. *Third-Party Beneficiaries.* Declarant recognizes that DNA is relying on this Declaration in granting its consent to Declarant's request for a zoning change. Even without such consent, in the event Declarant is able to secure Planning Commission approval for such zoning change, DNA will still have an interest to protect based on the restrictions agreed to by Declarant herein. Accordingly, the provisions of the Declaration may be enforced by Declarant's successors and assigns, DNA and any resident residing in the Dawson neighborhood. Nothing in this

agreement, expressed or implied, is intended or may be construed to confer on any person or entity, other than the parties named herein and their respective heirs, successors, and assigns, any right, remedy, or claim by reason of this agreement.

10. *Time.* Time is of the essence with respect to each covenant, agreement, and obligation of the parties set forth in this Declaration.

Declarant:

\_\_\_\_\_  
Patrick A Lackey

\_\_\_\_\_  
Barbara B. Lackey

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This document was acknowledged before me on this the \_\_\_\_ day of April, 2006 by Patrick A. Lackey and Barbara B. Lackey.

\_\_\_\_\_  
Notary Public, State of Texas

After Recording Return To:

McLeroy Alberts & Benjamin, PC  
Attention: Christopher M. Benjamin  
608 West 12<sup>th</sup> Street  
Austin, Texas 78701

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 515 POST ROAD IN THE DAWSON  
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO  
5 NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (NO-MU-CO-NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-  
13 MU-CO-NP) combining district on the property described in Zoning Case No. C14-05-  
14 0125, on file at the Neighborhood Planning and Zoning Department, as follows:

15  
16 Lot 2, Block B, Williamson Subdivision Section 2 Subdivision, a subdivision in  
17 the City of Austin, Travis County, Texas, according to the map or plat of record in  
18 Plat Book 7, Page 179, of the Plat Records of Travis County, Texas (the  
19 "Property"),

20  
21 locally known as 515 Post Road, in the City of Austin, Travis County, Texas, and generally  
22 identified in the map attached as Exhibit "A".

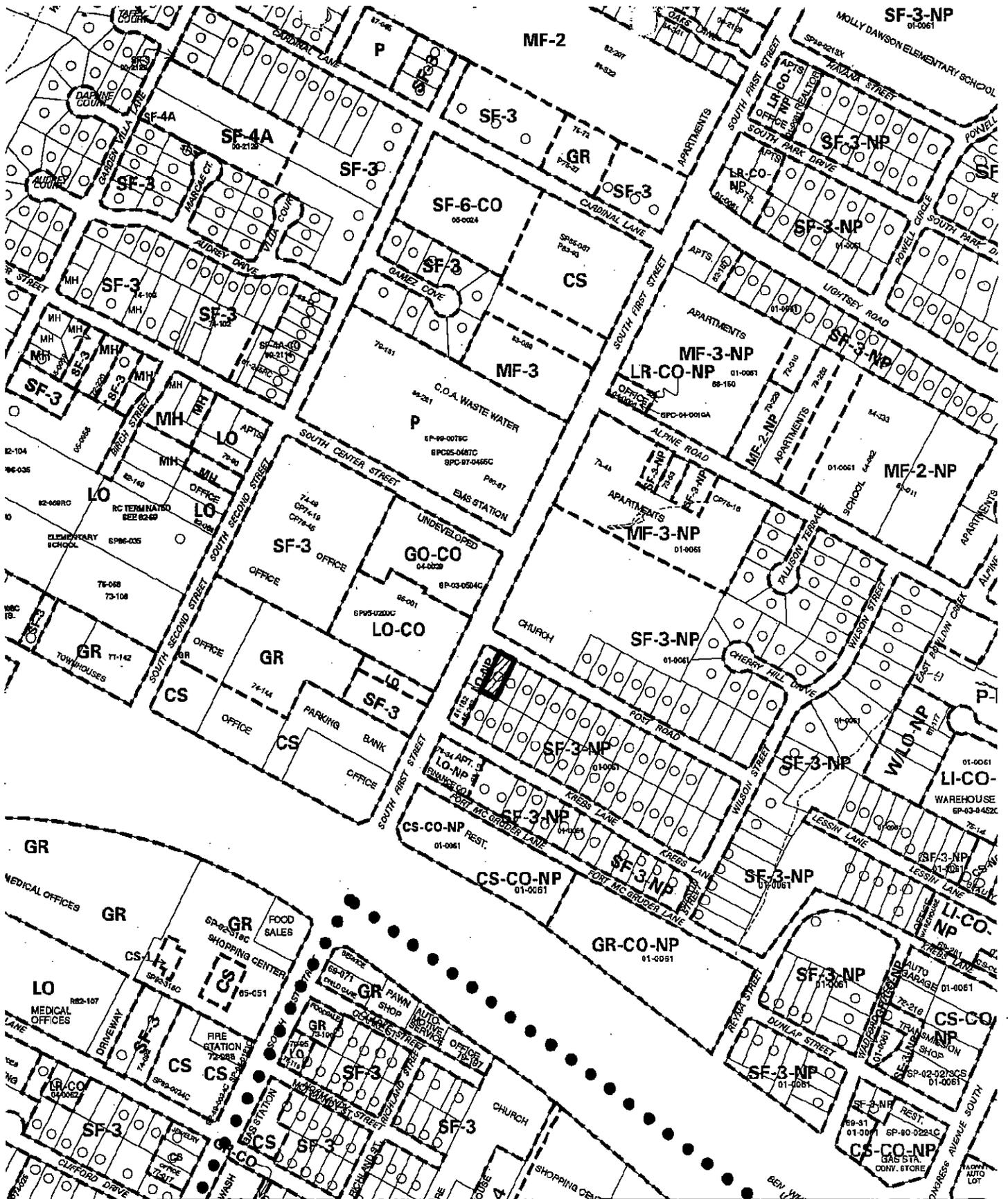
23  
24 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be  
25 developed and used in accordance with the regulations established for the neighborhood  
26 office (NO) base district and other applicable requirements of the City Code.

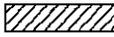
27  
28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:

30  
31 A site plan or building permit for the Property may not be approved, released, or  
32 issued, if the completed development or uses of the Property, considered cumulatively with  
33 all existing or previously authorized development and uses, generate traffic that exceeds  
34 2,000 trips per day.

35  
36 **PART 4.** The Property is subject to Ordinance No. 011206-10 that established the Dawson  
37 neighborhood plan combining district.





 1" = 400'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: R.HEIL	<b>ZONING EXHIBIT A</b> CASE #: C14-05-0125 ADDRESS: 515 POST ROAD DR SUBJECT AREA (acres): 0.171	DATE: 05-08 INTLS: SM	CITY GRID REFERENCE NUMBER H19
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